

Note: The following cases are included in this ad.
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Process No.	Applicant Name
00-335	147 BIRD ROAD DEVELOPMENT, INC.
01-332	VIRGILIO SANCHEZ
01-334	ANGEL PENA & RAYSA NUÑEZ
01-336	WESTCHESTER GENERAL HOSPITAL, INC.
01-407	FLORIDA POWER & LIGHT CO.
02-014	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON
02-065	2002 INVESTMENTS, INC.
02-107	YEMC CONSTRUCTION & DEVELOPMENT, INC.
02-117	LUIS E. CARRAZANA, ET AL

THE FOLLOWING HEARING WAS DEFERRED FROM 4/23/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-2 (01-336)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: WESTCHESTER GENERAL HOSPITAL, INC.

(1) RU-4A to BU-1A

(2) SPECIAL EXCEPTION to permit site plan approval for a proposed office building.

A plan is on file and may be examined in the Zoning Department entitled "Medical Office Building," as prepared by Naya Architects, dated Nov. 27, 2001 and dated stamped received 1/14/02 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "D" of WESTCHESTER GENERAL HOSPITAL SUBDIVISION, Plat book 128, Page 50.

LOCATION: 2500 S.W. 75 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.39 Acres

RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/7/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-1 (01-332)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: VIRGILIO SANCHEZ

(1) AU to RU-1M(b)

(2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Veronica Estates," as prepared by Puig & Martinez Architects and Planners, Inc., consisting of 6 sheets and dated stamped received September 7, 2001. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 29 of J.G. HEADS FARMS, lying in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Northwest corner of S.W. 144 Avenue & theoretical S.W. 23 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.4 Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 5/7/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB10-2-99, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerds/Q Sports,' as prepared by Zamora & Associates, dated last revised 10/15/98, consisting of 3 sheets, along with plans entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10/15/98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7/29/98, along with plans entitled 'Eckerd/Q Sports,' as prepared by Tagliarini Architectural Group, P.A., dated 10/16/97, consisting of 2 sheets and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated 6/10/98, consisting of 4 sheets, and for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11/12/01 and consisting of 15 sheets."

- (3) MODIFICATION of paragraph #4 of the Declaration of Restrictions, a covenant running with the land, recorded in Official Record Book 18475, Pages 1701 through 1704, only as it applies to the subject property as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerd/Q Sports,' as prepared by Zamora & Associates, Inc., dated last revised 10-15-98, consisting of 3 sheets, along with a plan entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10-15-98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7-29-98, along with plans entitled 'Q The Sports Club,' as prepared by Tagliarini Architectural Group, P. A., dated 10-16-97, consisting of 2 sheets, and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated last revised 10-9-98, consisting of 4 sheets, for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11-12-01 and consisting of 15 sheets."

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HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

PAGE TWO

The purpose of this request is to allow the applicant to submit new plans showing commercial uses (retail and self-service storage units) for this property.

- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high masonry wall along the property line of a business lot where it abuts a residential district; to waive the same along of the interior side (west) property line.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a self-service storage building to setback 5' (15' required) from the interior side (west) property line.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/7/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-3 (01-407)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: FLORIDA POWER & LIGHT CO.

- (1) UNUSUAL USE to permit an electrical distribution substation
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-232-93, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Southwest Service Center Florida Power & Light,' as prepared by Mark Dowst & Associates, Inc. and dated 1/15/93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southwest Substation Site Plan,' as prepared by ICAD, dated 2/6/02 and consisting of 4 sheets."

The purpose of the request is to permit the applicant to submit a revised plan showing an electrical distribution substation.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback varying from 13.04' to 15.18' (20' required) from the front (west) property line.
- (4) NON-USE VARIANCE OF LANDSCAPING REGULATIONS requiring an 8' wide greenbelt adjacent to the front (S.W. 70th Avenue) property line; to waive same.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 32, inclusive, of Block 77, of the AMENDED PLAT OF CENTRAL MIAMI, PART THREE COMMERCIAL SECTION, Plat book 25, Page 42; TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: The south ½ of the S.W. 37th Street Right-of-Way, that lies north of and adjacent to the north line of Lot 1, of said Block 77, bounded on the west by the west line of said Lot 1 extended to the north and bounded on the east by the east line of said Lot 1, extended to the north.

LOCATION: 3925 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.95 Acres

PRESENT ZONING: IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/7/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-5 (02-14)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: GUSTAVO & MANUEL MEJIDO/RAUL MOREJON

AU to RU-1M(A)

SUBJECT PROPERTY: The south ½ of Tract 30, J.G. HEAD'S FARMS SUBDIVISION, Plat book 46, Page 44 in Section 10, Township 54 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 144 Avenue & theoretical S.W. 23 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.4 Acres

AU (Agricultural – Residential)

RU-1M(A) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-6-CZ10-1 (01-334)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: ANGEL PENA & RAYSA NUÑEZ

GU to RU-1(M)(b)

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the west 225' of Section 16, Township 54 South, Range 39 East, and less the north 25' thereof for right-of-way dedication.

LOCATION: The south side of theoretical S.W. 28 Street, 600' west of S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.3 Acres

GU (Interim)
RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 02-6-CZ10-2 (02-65)

15-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 2002 INVESTMENTS, INC.

AU & EU-1 to RU-1(M)(b)

SUBJECT PROPERTY: PARCEL "#C-21": That portion of a tract in the plat of J.G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows: The east ½ of Tract 14A lying in Section 15, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, reserving for road purposes, the north 15' thereof and the east 35' and the south 25' thereof.

LOCATION: The Southwest corner of S.W. 26 Street (Coral Way) & theoretical S.W. 142 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 02-6-CZ10-3 (02-107)

3-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: YEMC CONSTRUCTION & DEVELOPMENT, INC.

AU to RU-1(M)(a)

SUBJECT PROPERTY: A portion of the plat of BUSINESS SECTION, J.G. HEAD'S FARMS, Plat book 46, Page 46, and being more particularly described as follows:

The west 325' of the north 120' of the south 170' of the west ½ of the north ½ of the south ½ of the SE ¼ of the SW ¼, of Section 3, Township 54 South, Range 39 East, less the west 25' thereof AND: A portion of the Lake and Cabin Area within the Plat of BUSINESS SECTION, J.G. HEAD'S FARMS, Plat book 46, Page 46, and being more particularly described as:

The north 120' of the south 170' of the west ½ of the north ½ of the south ½ of the SE ¼ of the SW ¼, of Section 3, Township 54 South, Range 39 East, less the west 325' and less the east 50' thereof.

LOCATION: The Northwest corner of S.W. 143 Avenue & S.W. 9 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.61 Acres

AU (Agricultural – Residential)
RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-6-CZ10-4 (02-117)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: LUIS E. CARRAZANA, ET AL

GU to RU-1(M)(b)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NE $\frac{1}{4}$, of the SE $\frac{1}{4}$, of the SE $\frac{1}{4}$, less the south 25' and the east 440' thereof, lying in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying approximately 330' south of S.W. 38 Street, approximately 440' west of S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.5 Acres Net

GU (Interim)

RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)